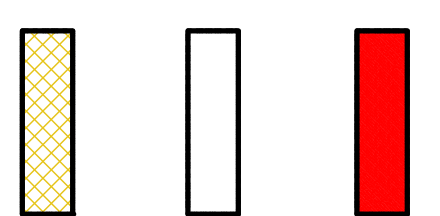


LOTS ALLOTTED SHOWN THUS
LOTS VACANT SHOWN THUS
LOTS DISPUTED SHOWN THUS



LEGEND

- | | | |
|----|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| 1. | AREA OF GROUP HOUSING | 3.930 HECT. (9.71 ACRE) |
| 2. | AREA OF EMC ZONE
AREA UNDER INDUSTRIAL PLOTS | 30.163 HECT (74.53 ACRE)
24.838 HECT. (61.37 ACRE) |
| 3. | AREA OF AUTO ZONE
AREA UNDER INDUSTRIAL PLOTS | 248.336 HECT. (613.63 ACRE)
171.654 HECT. (424.15 ACRE) |
| 4. | AREA OF GENERAL ZONE
AREA UNDER INDUSTRIAL PLOTS | 26.742 HECT. (66.08 ACRE)
17.474 HECT. (43.17 ACRE) |
| 5. | AREA OF LAND TO BE GIVEN TO
KHADEDAR IN LIEU OF CASH
COMPENSATION
(COMMERCIAL AND RESIDENTIAL) | 83.145 HECT. (205.44 ACRE) |

SCHEDULE OF RESIDENTIAL PLOTS						
TYPE	S I Z E	AREA (sq.ft.)	NOS.	SE/ SW/ NW/ NE		
			PRIMARY	SECOND	THIRD	REMARK
RA	10.00x20.00	220.00	824	3.00	-	2.00
RB	10.00x15.00	150.00	390	3.00	-	1.50
RC	6.00x12.50	75.00	270	3.00	-	1.50
RD	6.00x15.00	90.00	88	3.00	-	-
RE	6.00x12.00	72.00	64	3.00	-	-
RF	5.00x12.00	60.00	78	3.00	-	-
TOTAL NOS. OF PLOTS			1814			


SCHEDULE OF COMMERCIAL PLOTS							
TYPE	S I Z E	AREA (SQUARE FT.)	NO.	SET BACKS			
			FRONT	DEPT.	REAR	SIDE	
CA	11.00X20.00	220.00	149	3.00	-	2.00	-
CB	10.00X15.00	150.00	83	3.00	-	1.50	-
CC	8.00X12.00	100.00	130	3.00	-	1.50	-
CD	6.00X12.00	72.00	64	3.00	-	-	-
CE	6.00X10.00	60.00	89	3.00	-	-	-
CF	4.00X3.00	36.00	118	3.00	-	-	-
S	3.00X7.50 (S+CP)	22.50	124	REF. DNG. NO. 1P/24/7/9			
S1	3.00X20.00 (S+CP)	18.00	100	REF. DNG. NO. 1P/24/7/9			
TOTAL NOS. OF PLOTS			847				

NOTE:- OTHER BUILDING PARAMETER FOR THE RESIDENTIAL AND COMMERCIAL PLOTS SHALL BE PRESCRIBED RICO BUILDING REGULATIONS-2021

- [illegible]

INDUSTRIAL AREA SALARPUR (KHUSHKHERA EXTENSION)									
SCHEDULE OF INDUSTRIAL PLOTS									
TYPE	S I Z E	AREA	NOS.	SET BACKS					
				FRONT	SEITE	REAR			
SP	AS PER SITE	120 ACRES	01	9.00	9.00	9.00	9.00		
SP1	AS PER SITE	ABOUT 10 ACRES	08	7.50	4.50	4.50	4.50		
SP2	AS PER SITE	ABOUT 7 ACRES	06	7.50	4.50	4.50	4.50		
SP3	AS PER SITE	ABOUT 6 ACRES	15	7.50	4.50	4.50	4.50		
SP4	AS PER SITE	ABOUT 6 ACRES	07	7.50	4.50	4.50	4.50		
SP5	AS PER SITE	ABOUT 3 ACRES	06	7.50	4.50	4.50	4.50		
A	80,000/12,00	10,000	19	7.50	4.50	4.50	4.50		
B	80,000/10,00	6,000	10	6.00	4.50	4.50	4.50		
C	60,000/10,00	6,000	27	6.00	4.50	4.50	4.50		
D	80,000/10,00	6,000	08	6.00	4.50	4.50	4.50		
E	50,000/9,00	4,000	14	6.00	3.00	3.00	3.00		
FI	40,000/7,00	3,000	07	6.00	3.00	3.00	3.00		
F	30,000/6,50	2,000	04	5.00	3.00	3.00	3.00		
G	30,000/5,00	1,500	25	5.00	3.00	-	2.50		
GI	25,000/4,00	1,000	46	3.00	3.00	-	1.50		
H	20,000/3,00	800	04	3.00	3.00	-	1.50		
TOTAL NOS. OF PLOTS			210						

INDUSTRIAL AREA SALARPUR
(KHUSHKHERA EXTENSION)

SCHEDULE OF INDUSTRIAL PLOTS									
TYPE	S I Z E	AREA	PLOTS	SET BACKS			TOTAL NOS. OF PLOTS		
				FRONT	SIDE	REAR			
SP1	AS PER SITE	129 ACRES	01	8.50	8.00	8.00	8.00		
SP1*	AS PER SITE	ABOUT 10 ACRES	08	7.50	4.50	4.50	4.50		
SP2	AS PER SITE	ABOUT 7 ACRES	06	7.50	4.50	4.50	4.50		
SP3	AS PER SITE	ABOUT 6 ACRES	15	7.50	4.50	4.50	4.50		
SP4	AS PER SITE	ABOUT 4 ACRES	07	7.50	4.50	4.50	4.50		
SP5	AS PER SITE	ABOUT 3 ACRES	10	7.50	4.50	4.50	4.50		
A	80,000,123.00	10,000	18	7.50	4.50	4.50	4.50		
B	80,000,104.00	8,000	10	8.00	4.50	4.50	4.50		
C	60,000,100.00	6,000	27	8.00	4.50	4.50	4.50		
D	80,000,104.00	8,000	08	6.00	4.50	4.50	4.50		
E	50,000,930.00	4,000	14	6.00	3.00	3.00	3.00		
F	40,000,730.00	3,000	07	5.00	3.00	3.00	3.00		
FI	30,000,665.00	2,000	04	5.00	3.00	3.00	3.00		
G	30,000,650.00	1,500	25	5.00	3.00	-	2.50		
GI	25,000,040.00	1,000	46	3.00	3.00	-	1.20		
H	20,000,034.00	700	04	3.00	3.00	-	1.50		
HI	20,000,234.00	800	10	3.00	3.00	-	1.50		
TOTAL NOS. OF PLOTS				210					
LAND USE									
PARTICULARS				AREA (IN HECTARE)	%AGE				
TOTAL AREA UNDER SCHEME (AS PER REVENUE RECORD)				427.44					
TOTAL AREA UNDER SCHEME (AS PER PHYSICAL SURVEY)				423.931					
LAND UNDER CLAIM NOT INCLUDED IN THIS SCHEME				20.373					
AREA REMAINS UNDER THE SCHEME				403.158	100%				
AREA UNDER INDUSTRIAL PLOTS				213.986	53.07				
AREA UNDER RESIDENTIAL/ GROUP HOUSING PLOTS				33.644	8.39				
AREA UNDER COMMERCIAL				8.725	2.16				
OPEN									
A. OPEN FOR PLANTATION (INCLUDING LAND OF KHASRA OF WALA DEMARKATED AS )				6.598					
B. GREEN BELT FOR PLANTATION				0.734					
C. H.T. CORRIDOR				21.404					
SUB TOTAL				28.724	7.13				
AREA UNDER D.F.C. CORRIDOR (AS PER RECORD 7.088 HECT)				6.464	1.61				
AREA UNDER ROADS				90.637	22.48				
AREA UNDER SERVICES				12.032	2.99				
AREA UNDER C.E.T.P.				4.301	1.06				
AREA UNDER WASTE DISPOSAL				3.825	0.95				
AREA UNDER SCHOOL				0.330	0.08				
AREA UNDER HOSPITAL				0.290	0.07				
GRAND TOTAL				403.158					

TENTATIVE REVISED LAY OUT PLAN
OF INDUSTRIAL AREA SALARPUR
(KHUSHKHERA EXTENSION),BHIWADI

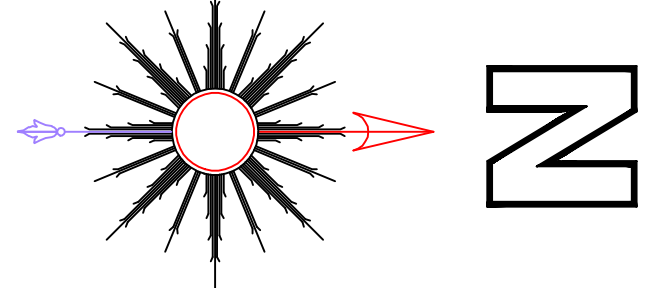
SCALE : 1 cm. = 60.00 mtr.	DRG. NO.	IP/189//2023
		DT. 22.02.2023

IP/189/1/2023
DT. 22.02.2023

(NISHAL MATHUR)
PLANNING ASSISTANT

DY. TOWN PLANNER

**(SANJAY M. WAGHMARE
SR. TOWN PLANNER**



RICO

